



**AGENDA**  
**Wednesday, June 22, 2016 – 7:00 P.M.**

Please refer to the Planning Commission Procedural Items coversheet  
for information on all procedural matters.

**ITEMS FOR COUNCIL ACTION**

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

- None

**1. PLEDGE OF ALLEGIANCE AND STATEMENT OF VALUES**

**2. ROLL CALL**

**3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

**4. DECLARATION OF COMMISSION PROCEDURES**

**5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

**6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS**

Members of the public may briefly address the Commission on any item not on the agenda.

**7. CONSENT CALENDAR**

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None

## 8. PUBLIC HEARING ITEMS

- 8.A. File: PLN2016-11970**  
**Location:** 2762 Augustine Drive, a new 7,375 square foot restaurant to be located at the southwest corner of Augustine Drive and Bowers Avenue, APN: 216-45-027; the property is zoned Planned Development (PD)  
**Applicant:** Terry Womack  
**Owner:** Augustine Bowers II, LLC  
**Subject:** **Use Permit** to allow on-site sale and consumption of alcohol (ABC License Type 47) in a new restaurant (Fleming's Prime Steakhouse & Wine Bar).  
**CEQA Determination:** Categorical Exemption per Section 15301, Class 1 Existing Facilities  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** **Approve, subject to conditions**
- 8.B. File: PLN2015-11184**  
**Location:** 3438 El Camino Real, Suite 8, a 1,500 square foot commercial tenant space in a 23,900 square foot building; located in the Rancho Retail Shopping Center on the south side of El Camino Real and Lawrence Expressway; APN: 290-01-136; property is zoned Thoroughfare Commercial (CT)  
**Applicant:** Daniel Hwang  
**Owner:** Rancho Retail Associates  
**Subject:** **Use Permit Amendment** to allow on-site sale and consumption of alcohol (ABC License Type 47) for an existing restaurant with proposed 32 indoor seats and 40 outdoor seats. Proposed hours of operations are 11:00 a.m. to 1:00 a.m. on Sundays through Thursdays; and from 11:00 a.m. to 2:00 a.m. on Fridays and Saturdays.  
**CEQA Determination:** Categorical Exemption per Section 15301, Class 1 Existing Facilities  
**Project Planner:** Fahteen Khan, Assistant Planner I  
**Staff Recommendation:** **Approve, subject to conditions**
- 8.C. File No.(s): PLN2015-10923**  
**Location:** 3240 El Camino Real, an approximately 13,300 square foot lot, located on the south side of El Camino Real, approximately 150 feet east of Pomeroy Avenue, APN: 290-03-084  
**Applicant/Owner:** Tong Soon Gardens  
**Request:** **Twelve-month Review** of an approved Use Permit allowing the sale of beer, wine and distilled spirits (ABC License Type 47) in conjunction with full food service at Tong Soon Gardens Restaurant  
**CEQA Determination:** Review is not a project under CEQA  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** **Continue to July 27, 2016**

**8.D. File No.(s):** **PLN2016-12000**  
**Location:** 3777 Stevens Creek Boulevard Suite 300, a 1,191 square foot tenant space within an existing 38,266 square foot commercial building, APN: 303-23-035  
**Applicant:** Alexei Smirnov, Central Properties  
**Owner:** Sherry Yeung  
**Request:** **Use Permit Amendment** to allow change in hours of operation.  
**CEQA Determination:** Categorical Exemption per Section 15301, Class 1 Existing Facilities  
**Project Planner:** Fahteen Khan, Assistant Planner I  
**Staff Recommendation:** **Approve, subject to conditions**

## 9. OTHER BUSINESS

### 9.A. Commission Procedures and Staff Communications

#### i. Announcements/Other Items

- Recognition of outgoing Commissioners Deborah Costa and Joe Sweeney

#### ii. Report of the Director of Planning and Inspection

- City Council Actions

#### iii. Commission/Board Liaison and Committee Reports

- Appointment of Board or Committee assignments
- Architectural Committee

#### iv. Commission Activities

- Reports on Commissioner Travel and Training

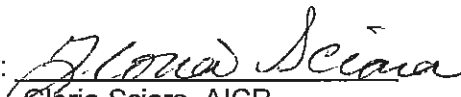
#### v. Upcoming agenda items

- Commissioner Requests to Attend Training


## 10. ADJOURNMENT

Adjourn. The next Planning Commission meeting will be held on Wednesday, July 13, 2016 at 7:00 p.m.

Prepared by:

  
Gloria Sciara, AICP  
Development Review Officer

Approved by:

  
Sharon Goei  
Acting Director of Planning & Inspection